

2014

Development Activities REPORT



PUBLISHED BY THE WAKE FOREST PLANNING DEPARTMENT

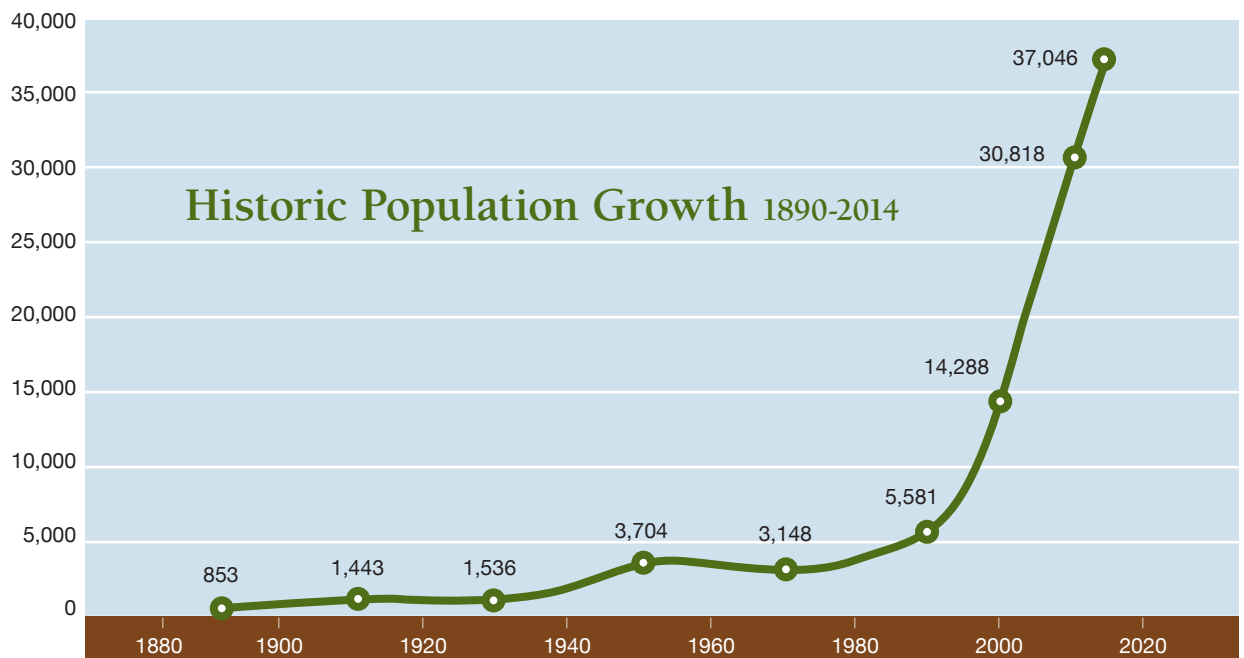
- 2 Population Growth
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- 4 Residential and Non-Residential Building Permits
- 6 Zoning Activities
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WAKE FOREST

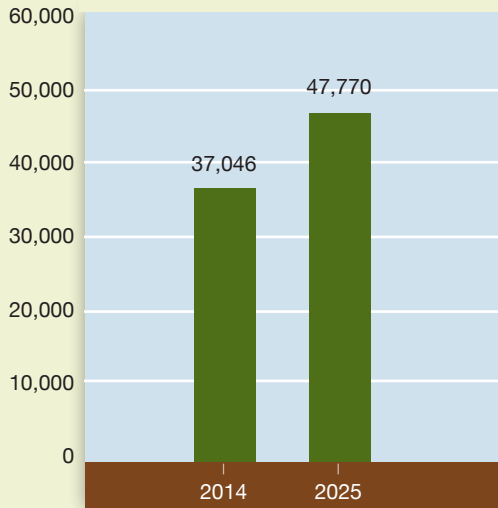


Source: Wake Forest Planning Department



Source: NC Office of State Budget & Management, US Census & Wake Forest Planning Department

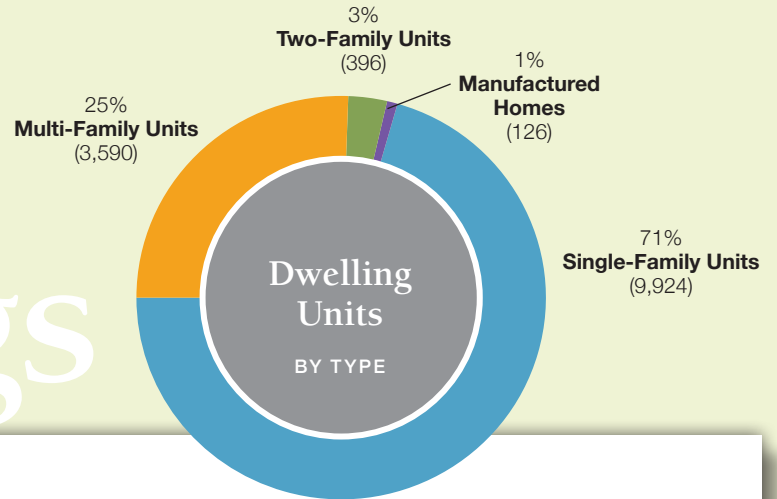
population



Source: Wake Forest Planning Department

Population Projections

Wake Forest is projected to grow steadily over the next 10-15 years. Based on approved projects, potential undeveloped land and recent population growth trends, the estimated population for Wake Forest in 2025 is 47,770.



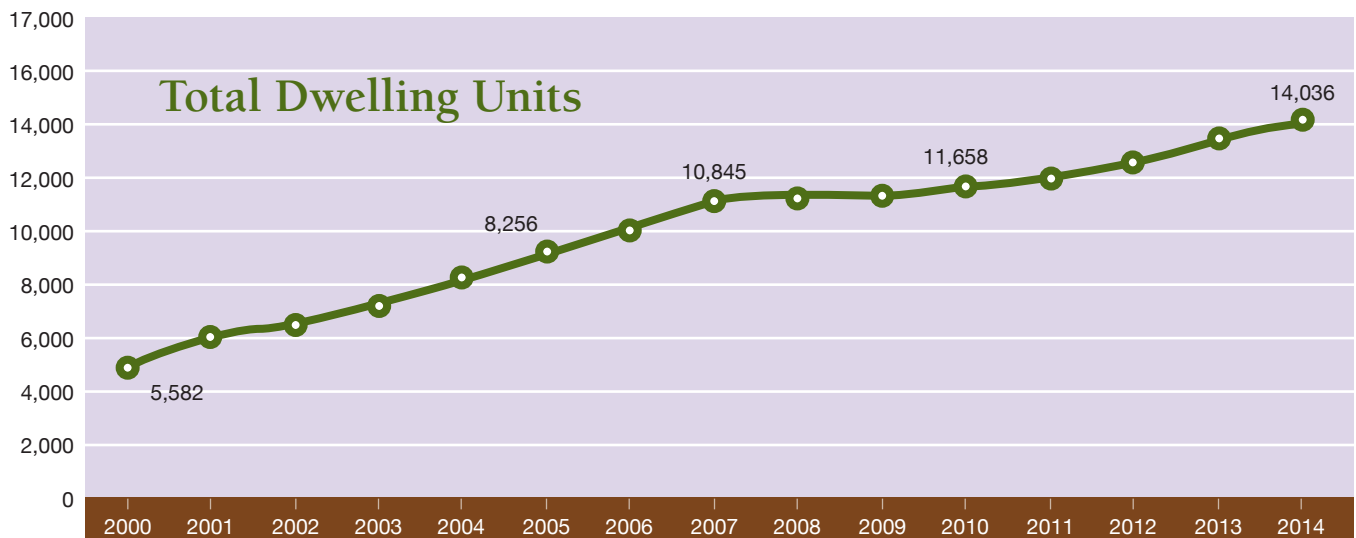
dwelling

Spatial Statistics

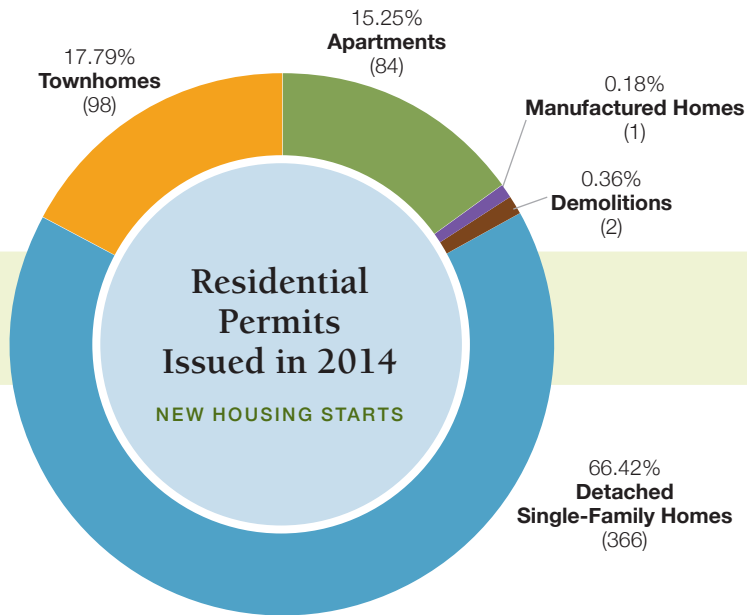
Acreage within Town Limits: 10,839 acres (16.9 sq. miles)
 Contiguous Acreage: 9,163 acres
 Non-Contiguous Acreage: 1,676 acres
 Acreage within the ETJ*: 3,368 acres

Density (Persons per Acre): 3.4
 Dwelling Units per Acre: 1.29
 Estimated Persons per Dwelling Unit: 2.83**
 Estimated Occupancy Rate: 92.5%**

* Extraterritorial Planning Jurisdiction ** Census 2010

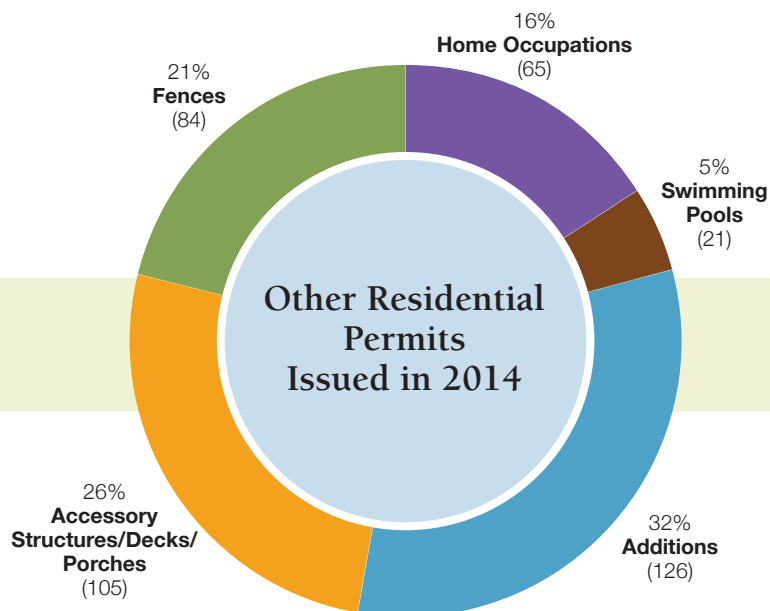


Source: Wake Forest Planning Department



Total valuation: \$84,170,585 (based on permit applications)

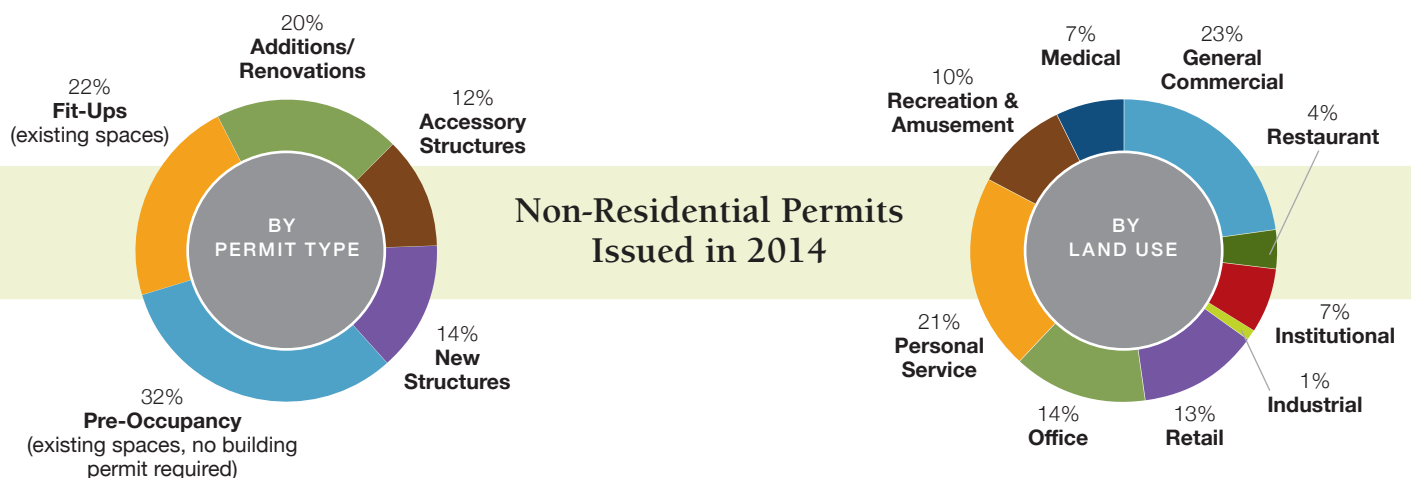
building permits



Total valuation: \$5,327,069.38 (based on permit applications)



Source: Wake Forest Planning Department and Inspections Department



Total valuation: \$36,894,627 (based on permit applications)
136 permits issued

Source: Wake Forest Inspections Department

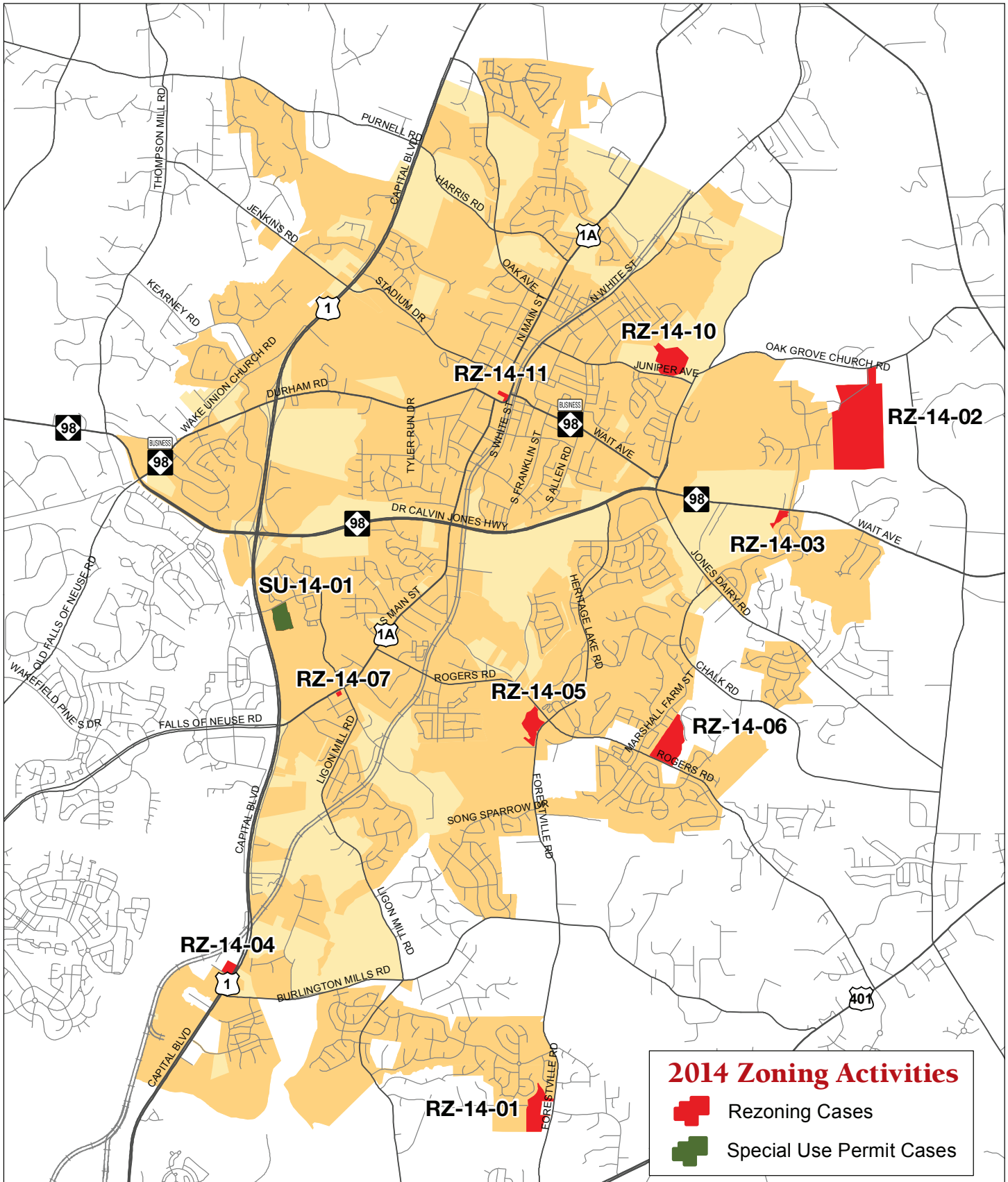
2014 Zoning Activities See map on page 7

REZONING CASES

Case #	Size	Location/Project Name	Tax Pin Number	Proposed Land Use	Existing Zoning	Proposed Zoning	Status
RZ-14-01	20.96 ac	Greenville Loop Road / Stone-gate at St. Andrews, Phase 7	1748-55-4155	71 lot single-family subdivision	C.U. GR10	C.U. GR10	Approved May 2014
RZ-14-02	131.49 ac	5600 block of Copper Beech Lane / Tryon Subdivision	1851-70-1391, 1851-70-6543, 1851-80-1504, 1851-82-3467, 1851-81-4197	279 single-family lots, 136 townhome lots	R-30 & R-80W	GR10 (CD)	Approved June 2014
RZ-14-03	3.78 ac	Wait Ave. & Bowling Forest Drive / Bowling Green, Phase 4	1850-46-6991, 1850-47-9103, 1850-57-1341	18 lot single-family subdivision	RD & C.U. GR3 (RZ-04-08)	RMX (CD) & GR3 (CD)	Approved July 2014
RZ-14-04	3.58 ac	2604 Teletec Plaza / Kearny Property	1739-40-4590	N/A	HD	HB	Approved May 2014
RZ-14-05	13.49 ac	Forestville Road & Rogers Road / Shoppes at Heritage Village	1749-59-5552, 1749-69-0660, 1749-59-8301	89,200 sq. ft. - General Commercial	RMX	NB (CD)	Approved November 2014
RZ-14-06	29.56 ac	4113 Rogers Road / Courtyards at Heritage Grove	1759-19-1650, 1759-08-7854, 1759-18-0411	83 lot single-family subdivision	R-30	UR (CD)	Approved October 2014
RZ-14-07	0.692 ac	2005 S. Main Street / Valvoline	1830-80-6607	Vehicle Services – Minor Maintenance / Repair	GR3	HB (CD)	Approved November 2014
RZ-14-10	19.05 ac	900 block of E. Juniper Ave. / Traditions, Phase 2C	1851-35-6014	55 lot single family subdivision	C.U. GR10 & RMX	GR10 (CD)	Approved November 2014
RZ-14-11	1.80 ac	113 Front Street / Wake Forest Baptist Church	1841-41-7713	N/A	ICD	GR3	Approved October 2014

SPECIAL USE PERMIT CASES

Case #	Size	Project Name/Location	Tax Pin Number	Proposed Land Use	Zoning	Status
SU-14-01	12.95 ac	Shoppes at Caveness Amendment / Caveness Farms Ave. & US-1	1830-63-6198	General Commercial over 100,000 sq. ft.	C.U. HB	Approved July 2014



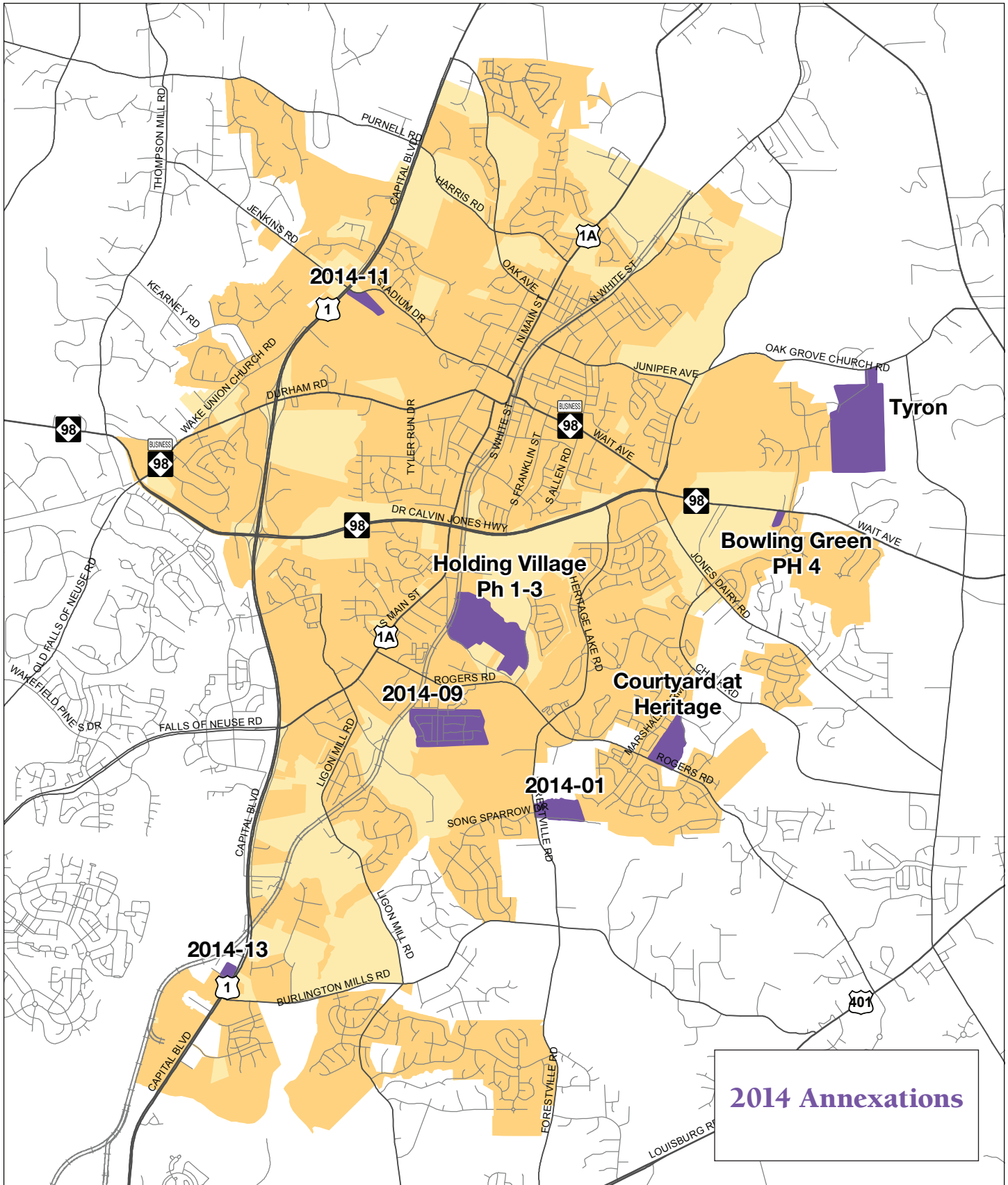
Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Wake Forest Department of Planning & Inspections at 919-435-9510.

0 1 2 Miles



2014 Annexations *See map on page 9*

#	Type	Owner/Land Use	Size	Location	Status
2014-01	Contiguous	Forestville Road Investments/Regency at Heritage S/D	23.04 acres	Forestville Road	Approved January 2014
2014-09	Contiguous	Ammons Property Limited Partnership/Homestead at Heritage S/D	72.99	Heritage Branch Road	Approved March 2014
2014-11	Contiguous	David Lemolo c/o Gibraltar Commercial II, LLC/Portion of WF Crossing Shopping Center	6.73	Stadium Drive	Approved April 2014
2014-13	Non-Contiguous	Irma & Stan Kearney	3.588	2604 Teletec Plaza	Approved May 2014
2014-##	Contiguous	Virginia & Mark Byckowski, Michael & Connie Flynn, Roddy Novoroli, Debbie Grissom and Margaret Williams/Tryon S/D	131.491	Copper Beech Lane	Approved July 2014
2014-##	Contiguous	WSR HV, LLC / Holding Village, Phase 1-3	96.79	S. Franklin Street	Approved October 2014
2014-##	Contiguous	Gould Property Group, LLC	1.98	1564 Wait Ave.	Approved October 2014
2014-##	Contiguous	Iris Stoutt / Courtyard at Heritage Grove S/D	29.562	4100 Block of Rogers Road	Approved October 2014



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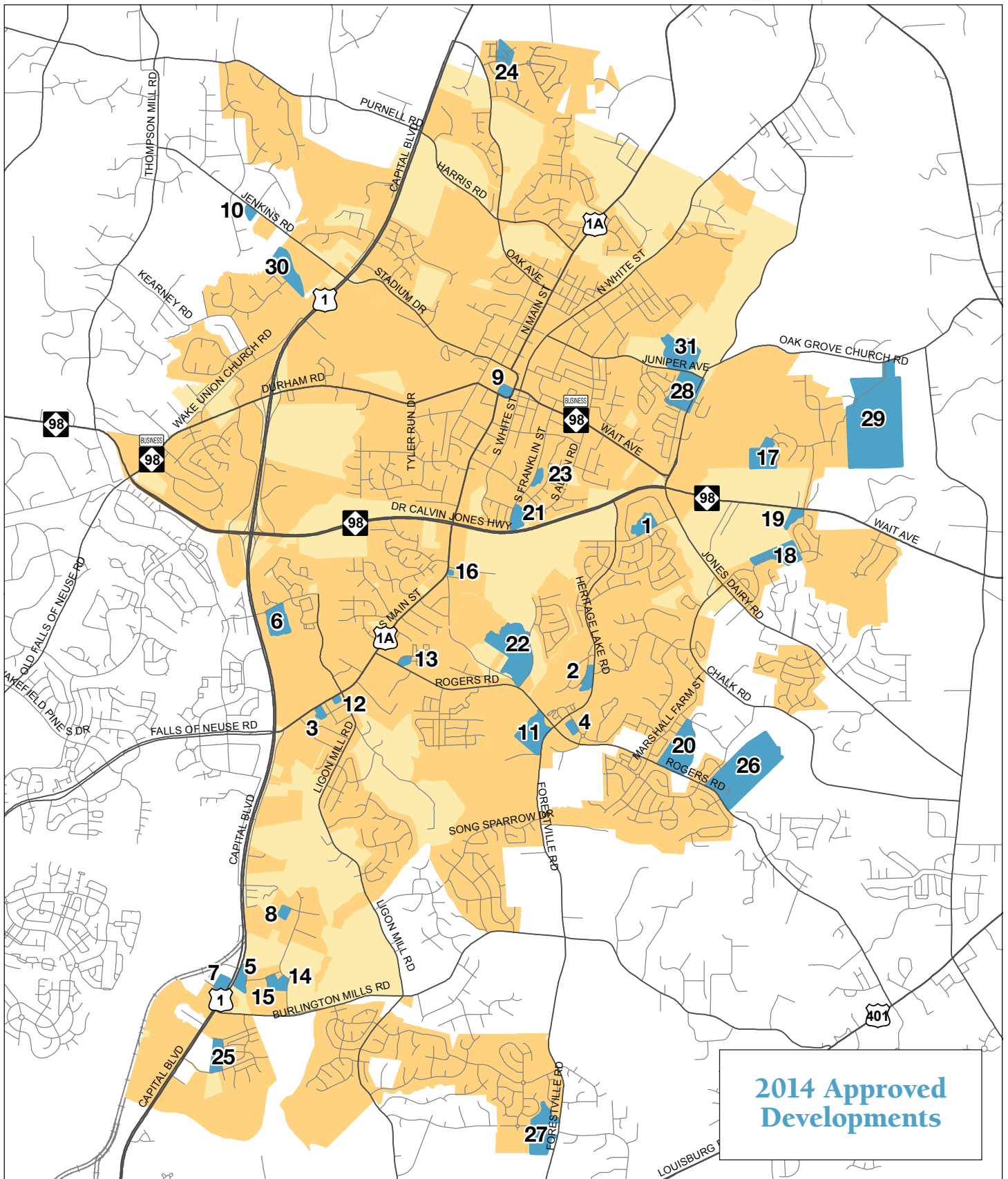
0 1 2 Miles



2014 Approved Developments *See map on page 11*

Map #	Project Name	Location	Land Use	Acreage	Number of Lots/Units/ Structures	Building Square Footage	Approval Date
1	Wake Forest Charter Academy	Friendship Chapel Road	School	7 ac	1 building	44,000 sf	June 2014
2	Heritage Swim Club Addition	Heritage Lake Road	Recreation/ Civic	3.43 ac	1 building additions	1,131 sf	April 2014
3	Commercial/Office Building	2109 S. Main Street	Office / General Commercial	1.73 ac	1 building	6,000 sf	August 2014
4	Discovery Point Day Care	1212 Heritage Links Drive	Day Care / Institutional	2.03 ac	1 building	13,000 sf	February 2014
5	Haddock Collision Center	10112 Capital Blvd.	Auto Repair Facility	3.73 ac	2 buildings	23,412 sf	October 2014
6	Shoppes at Caveness Amendment	US-1/Caveness Farms Ave.	General Commercial	12.95 ac	1 building; fuel canopy	139,036 sf	January 2014
7	Meineke	2604 Teletec Plaza	Auto Repair Facility	3.58 ac	1 building	6,000 sf	October 2014
8	Warehouse Addition	2708 Connector Drive	Warehouse / Industrial	2 ac	1 building	7,538 sf	October 2014
9	Wake Forest Baptist Church Expansion	130 S. Wingate Street	Religious Institution / Civic	2.93 ac	1 building	19,380 sf	January 2014
10	Wake Forest Fire Station	Jenkins Road	Public Safety Station / Civic	2.04 ac	1 building	9,083 sf	July 2014
11	Shoppes at Heritage Village	Rogers Road/Forestville Road	General Commercial	19.06 ac	4 buildings	89,200 sf	November 2014
12	Valvoline	2005 S. Main Street	Auto Repair Facility	0.69 ac	1 building	2,500 sf	November 2014
13	Christian Brothers Automotive	1751 Heritage Center Drive	Auto Repair Facility	1.75 ac	1 building	4,900 sf	November 2014
14	Moffat Pipe	One World Way	Warehouse / Industrial	4.41 ac	1 building	9,267 sf	November 2014
15	FMC Northern Wake	2700 Leighton Ridge Drive	Medical	1.55 ac	1 building	9,500 sf	November 2014
16	Redd Chiropractic	1269 S. Main Street	Office	0.31 ac	1 building	1,214 sf	November 2014
17	Bishop's Grant, Phase 3B	Wait Ave.	Single-family residential subdivision	18.24 ac	40 single-family lots	N/A	October 2014
18	Bowling Green Charleston Collection, Site 1 & 3	Main Divide Drive	Single-family residential subdivision	3.43 ac	38 single-family lots	N/A	March 2014

Continued on page 12



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0 1 2 Miles



**2014 Approved
Developments**

Map #	Project Name	Location	Land Use	Acreeage	Number of Lots/Units/ Structures	Building Square Footage	Approval Date
19	Bowling Green, Phase 4	Wait Ave.	Single-family residential subdivision	3.77 ac	19 single-family lots	N/A	July 2014
20	Courtyard at Heritage	Rogers Road	Single-family residential subdivision	29.56 ac	82 single-family lots	N/A	October 2014
21	Franklin Street Apartments	Franklin Street	Multi-family residential (apartments)	6.63 ac	108 apartment units	N/A	February 2014
22	South Lake at Holding Village, Phase 1-3	S. Franklin Street	Single-family residential	38.28 ac	374 single-family lots	N/A	August 2014
23	Huntington Springs Apartments	S. Franklin Street	Multi-family residential (apartments)	6.48 ac	84 apartment units	N/A	October 2014
24	Richland Hills – Twin Creeks Townhomes Amendment	Richland Hills Drive	Multi-family residential (townhomes)	24.42 ac	81 townhome lots	N/A	September 2014
25	Shearon Farms – Tract 4	Clover Bank Drive	Multi-family residential (townhomes)	7.32 ac	89 townhome lots	N/A	January 2014
26	Stone Mills Falls	Rodgers Road	Single-family residential subdivision	73.93 ac	134 single-family lots	N/A	April 2014
27	Stonegate at St. Andrews, Phase 7	Forestville Road	Single-family residential subdivision	21.04 ac	71 single-family lots	N/A	May 2014
28	Traditions Townhomes & Amenities Center	Traditions Grande Blvd.	Multi-family residential (townhomes & amenities center)	20.67 ac	125 townhome lots	N/A	April 2014
29	Tryon	Oak Grove Church Road	Single-family & Multi-family (townhomes) subdivision	131.5 ac	287 single-family lots & 126 townhome lots	N/A	June 2014
30	St. Ives, Phase 3	Capellan St.	Single-family residential subdivision	16.69 ac	16 single-family lots	N/A	December 2014
31	Traditions, Phase 2C	E. Juniper Ave.	Single-family residential subdivision	19.05 ac	55 single-family lots	N/A	October 2014
	Richland Creek Utility Project	N/A	Infrastructure	N/A	N/A	N/A	October 2014
	Spring Street Lift Station	N/A	Infrastructure	N/A	N/A	N/A	December 2014

